

Good Evening,

My name is Todd Jones and I am a resident of Evergreen and I co-own Silver Creek Fitness and Physical Therapy in the Evergreen Village Center. I am here tonight to express my concern with the portion of Evergreen Specific Plan that deals with the retail development of the Evergreen Community College.

Fortunately, I have had the opportunity to read the report ~~proposed~~ and I feel that it has several issues or questions that should be addressed:

- 1) Who paid to have it completed and was it peer reviewed
- 2) Wording appears to favor an interest group
- 3) Seems to have left out some major grocery stores on the fringes of the outlined map (Wal-mart, and Costco)
- 4) Left out local mom and pop grocery stores (Indian and Asian) in the immediate area

Lastly, I am not here to say who is wrong and who is right in the battle of developers. I can only speak on my behalf as a resident of the community and a business owner of SCFPT. 3 years ago in December I personally risked 100 k in cash and 110k on credit cards along with another 300k from investors to start a healthcare business at the Evergreen Village Center. I did this because I feel in love with the area and the community and I wanted to work and live in Evergreen.

After 1 year of negotiating our lease with Shapell, they agreed to give us an opportunity and assured us that this shopping center would be a success and there would be no further development of large commercial projects in the immediate area.

grocery stores

Struggling fiercely for the last 3 years, watching Quizno's change hands, seeing Marble slab struggle to pay there bills, hearing Lunardi's managers talk about how slow they are and looking out into approximately 5000 sq feet of empty space, I can honestly say that the Village Center still has a long ways to go before it is a success.

So my question for you is to please look deeply into this project and ask yourself are you doing this for the community or are you doing this for alternative reasons.

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